

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Peri-Urban use zone to Manufacturing use zone in Sy.No.26/P of Ghanpur (V), Medchal (M), R.R. District to an extent of Ac.1-12 Gts or 5260.79 Sq.Mtrs., – Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 22 ,**

**Dated:23.01.2014.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.101301/MP1/Plg/HMDA/2013, dated 15.06.2013.
2. From the Commissioner of Industries, Letter No.29/1/2013/11295, dated 26.7.2013.
3. Government Memo.No.14163/11/2013-2, MA&UD Department, dated 23.10.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letters No.101301/MP1/Plg/HMDA/2013, dated 18.12.2013 and 04.01.2014.

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**ORDER:**

The draft variation to the land use envisaged in the Notified Metropolitan Development Plan – 2031, vide G.O.Ms.No.33, MA, dt:24.01.2013, issued in Government Memo. 3<sup>rd</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.698, Part-I, dated 29.10.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,15,648/-, (Rupees three lakhs fifteen thousand six hundred and forty eight only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 28.01.2014.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.S.K.JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.  
The District Collector, Ranga Reddy District.  
Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Metropolitan Development Plan – 2031, vide G.O.Ms.No.33, MA, dt:24.01.2013, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.698, Part-I, dated 29.10.2013 as required by sub-section (3) of the said section.

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### **VARIATION**

The site in Sy.No.26/P of Ghanapur (V), Medchal (M), R.R. District to an extent of Ac.1-12 Gts or 5260.79 Sq.Mtrs, which is presently earmarked for Peri-Urban use zone in the Notified Metropolitan Development Plan – 2031, vide G.O.Ms.No.33, MA, dt: 24.01.2013 is designated as Manufacturing use zone, subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall provide 6 Mtrs green buffer towards designated Residential use zone in order to segregate Industrial activity from the Residential activity.
13. that the applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt: 07.04.2012.
14. Necessary clearances from the APPCB and Fire Department need to be obtained at the time of building permission.
15. All the rules and regulations notified by Ministry of Environment & Forests, Government of India in respect of noise Pollution Control measures shall be followed to avoid nuisance to public.
16. that the industry shall develop thick green belt with all growing trees in all the vacant places within the plant premises.
17. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

### **SCHEDULE OF BOUNDARIES**

- NORTH : Village boundary of Rajbollaram.
- SOUTH : Existing 80'-0" (24 M) wide B.T road (As per MDP – 2031, proposed 60'-0" (18 M) wide road.
- EAST : Open land in Sy.No.26/P of Ghanapur (V)
- WEST : Poddar Granite Factory in Sy.No.26/P of Ghanapur (V).

**Dr.S.K.JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER